



# CARMEL GATEWAY

## THREE CARMEL GATEWAY

450 East 96th Street, Indianapolis, IN 46240



### BUILDING HIGHLIGHTS

- Efficient upper floors of 25,000 sf
- Two-story atrium lobby
- Convenient access to I-465 / U.S. 31
- Village Green outdoor oasis and tenant lounge with wi-fi
- Adjacent to park amenities including conference center, fitness center, cafe and auto spa

### CARMEL GATEWAY AMENITIES

Carmel Gateway amenities include a 6,000 square foot fitness center with state-of-the-art equipment, locker rooms and private showers, multiple tech-savvy meeting spaces for small or large groups, multiple cafes with online ordering, indoor and outdoor tenant lounges, an Auto Spa and Tesla/universal car chargers, a 1.36 mile walking path, an outdoor oasis with putt-putt, table tennis, cornhole, billiards, music, and relaxing areas. (see amenities map on adjacent page)

### BUILDING DESCRIPTION

- Total square footage: 123,464
- Stories: 5
- Class: A
- Year built: 1997

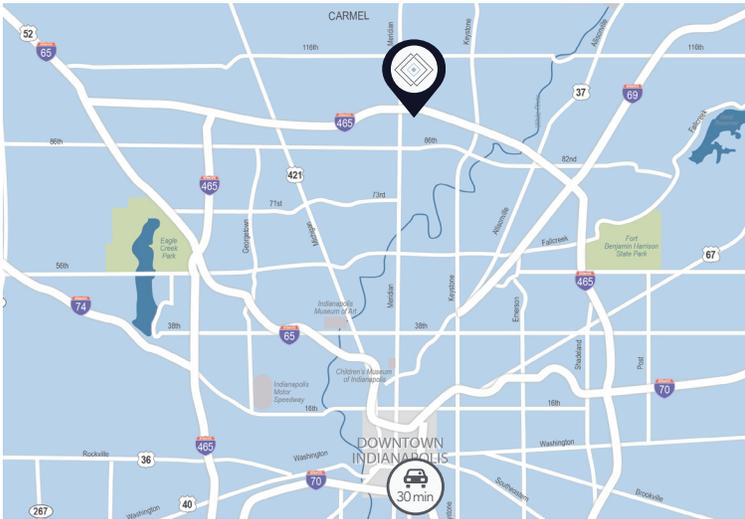


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## LOCATION

Carmel Gateway is strategically positioned with immediate access to I-465, U.S. 31, and 96th Street and boasts I-465 visibility. Located at the northern boundary of Indianapolis, the park is adjacent to the affluent suburbs of Carmel, Zionsville and Fishers in Hamilton County. Along with being one of the fastest growing counties in the nation, Hamilton County is home to a population earning more than double the national and state average for household income.

## AMENITIES IN CARMEL GATEWAY



- |                       |            |                                |                |                         |          |
|-----------------------|------------|--------------------------------|----------------|-------------------------|----------|
| People Activity       | The Lawns  | Outdoor Lounge / Workspace     | Tenant Lounge  | 1.36 mile walking trail | Café     |
| Restaurant Conference | Pickleball | Tesla / Universal Car Chargers | Wi-Fi in Lobby | Conference Center       | Auto Spa |



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